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Describe the present and original (if known) physical appearance

The property which is now Boylan Heights was a large wooded site. From its apex at Montfort Hall, it slopes steadily downward to the south and the east. The basic design of Boylan Heights is a curvilinear grid which takes into account this slope with its east/west curvature and its drop in elevation from north to south. The primary north/south street is the 60' wide Boylan Avenue which begins at the railroad bridge and runs in an "S" curve for six blocks where it feeds into the major east/west street on the south side, Dorothea Drive (originally named Boylan Drive on the plat maps of 1907). Kinsey and Cutler streets are other major streets curving parallel to Boylan Avenue. The other north/south streets in the suburb are Florence, which runs between Dorothea Drive and West Cabarrus, Dupont Drive, which runs southeast from Kinsey Street to West Cabarrus and Stokes streets which bisects two long blocks between Dorothea Drive and West Lenoir Street.

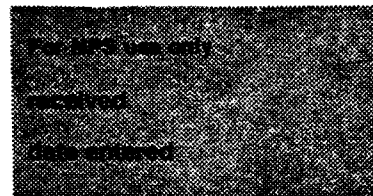
The major east/west streets are Montford, McCullough, West Cabarrus, West Lenoir, West South, and Dorothea Drive. The extent to which streets were influenced by the curving site is shown in West Lenoir and West South streets which are continuations from Raleigh's original grid. They began as direct east/west connectors but curve sharply north around the base of the hill and terminate at the ravine. West Cabarrus is a through street which is connected with Western Boulevard beyond the Norfolk and Southern's Railroad bridge.

In the middle of the southeast quadrant of the property is the Boylan Springs Park which became the school site. Designed as an essential feature of the suburb, its cool, spacious shadiness gives some suggestion of the overall nature of the Boylan land prior to its development by the Greater Raleigh Land Company (see 1872 Bird's Eye Map of Raleigh). It also provides a welcome contrast to the density of the street facades in the neighborhood.

Because of the curvilinear plan, Boylan Heights has many irregularly shaped lots. The typical frontage was 30 to 50 feet with an average depth of 80 to 100 feet with a 20 to 30 foot setback. Like the blocks in Glenwood and Cameron Park, these are bisected by service alleys. Between West Lenoir Street and Dorothea Drive, the alleys run parallel to the east/west streets; they run parallel to the north/south streets between Kinsey and Cutler Streets above West Lenoir.

The curving streets create a psychologically slowed pace and, therefore, a pedestrian predominance which is enhanced by the density of scale and changes in elevation and appearance. The service alleys encourage a sense of community by making back door contact possible while, at the same time, maintaining individual privacy.

Large, old deciduous and evergreen trees fill many lots and the verges have been planted with dogwoods or crepe myrtles, devices which provide further screening from the streets. Into this graceful setting was fitted an architectural fabric that was conservative, subdued and generally harmonious. It remains substantially intact. Restrictive covenants in the deed attempted to fix locations of the most expensive houses on the major streets but the appearance of the neighborhood does not suggest that it was obsessively observed for reasons which will be described below.

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Every house type included in the thematic description is represented throughout the neighborhood. The large Queen Anne/Colonial Hybrid and the Colonial Box, in both its forms, tend to be located along Boylan, Butler, McCullough and at Dupont Drive near Montfort Hall. 102 and 106 Dupont Drive (#89 and #91) are rather standard examples of the Queen Anne/Colonial Hybrid as is 420 Cutler Street (#25), 408 South Boylan (#62), 308 South Boylan (#69) and 510 South Boylan (#140). More variety and complexity of Queen Anne, Colonial and Victorian motifs are represented by 709/711 McCullough (#49), 402 South Boylan (#63), and 425 South Boylan (#79).

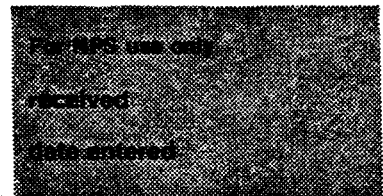
The Colonial Box, in its three-bay, two story variety, is represented by 311 and 510 Cutler Street (#43 and #159) and by 316 South Boylan (#67). More predominant is the two-bay, two-story Colonial Box. Most have the hip roof like 322, 315, 407 Cutler (#'s 32, 44, 50). 412, 414, 416, 418 South Boylan (#'s 60, 59, 58, 57) are essentially the same house with differing porch treatment. This popular model is also present in a bungalized form of which 418 Cutler (#26), 104 Dupont (#90) and 913 West South Street (#213) are good examples. 415 South Boylan (#77) with its jerkin head roof affords a look at the Dutch Colonializing influence.

As the examples demonstrate, there are sufficient tall, substantial, but architecturally conservative, large wood framed dwellings in Boylan Heights. Boylan Avenue, in particular, has an air of dominance in the neighborhood which is a result of these tall houses on narrow lots. Nevertheless, it might be said that Boylan Heights is the suburb of the bungalow. The generous numbers of this type in an amazing variety of scale and realization demonstrate its importance as a staple form for house the rising middle class.

The popular one-story, wood frame, shingled house with its gable end to the street, with an attached porch nestling under a second gable, off center, is represented by 1002 West Cabarrus (#9), 906 and 1002 West South Street (#'s 180, 186) and 1110 West Lenoir (#18) in a smaller, less expensive version. The design constant appears as the facade porch combination under deep overhanging eaves on brackets. Related to this type is the single gable, end to street, with an attached porch whose shed roof is full facade, creating an additional shadow line that is comparable to a second gable. 315 Kinsey (#97), 622 West Cabarrus (#105) and 1012 W. Cabarrus (#6) are good examples of this basic type. An important common feature is the use of continuous piers or posts with faint

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Colonial revival recollections rather than the stumpy bases and tapered box posts more frequently associated with the bungalow. This treatment gives a cottage-like, late 19th century vernacular flavor to this type which probably has some origins in the one-story Triple-A (307 Cutler, #41) occasionally found in Boylan Heights and Glenwood which is a predominant house type from the agrarian society of the late 19th century.

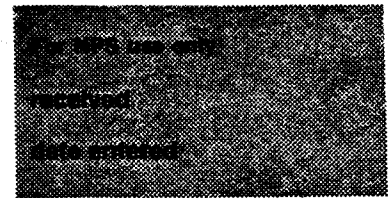
In this same category are the houses whose porch is engaged, or cut back under the single gable, to form a deep, shadowed relief from the mass of the rectangular box of house. Like the other single gable form, the tendency is to use plain posts or box piers connected by balustrades to articulate the porch. Two other important features are the usually clearly articulated entablature above the posts and the deep eaves resting on brackets. But what is perhaps most significant about this type is that it is a three-bay house with a center entry. The other two types described above are side entry plans. In this and the subsequent houses described, there is this regularization of the facade which usually does not affect the plan, producing an interior arrangement that recalls the traditional vernacular hall and parlor plan of the 18th and 19th centuries. This bungalow/cottage marriage is also explained by the two other variants.

The first is represented by 421 Cutler (#54) which is a quintessential horizontal, low, heavy bungalow form. The gable end perpendicular to the street shows the great spread of roof under which the deep porch is placed. Great brick piers with stubby, tapered box piers support the overhanging roof. A bracketed, pedimented dormer peers out from the center of the long sweep of roof. As a basic type it ranges from #54 to 401 Kinsey (#98), to 403 Kinsey (#99), to 908 West South Street (#181) a duplex set on a high basement; to 809 West South Street (#219) to the plain, modest cottage which is 1102½ West Cabarrus (#2), also a duplex. In this form again is represented the sympathetic reception of a popular type. The sweep of the roof was also characteristic of the familiar rural, vernacular coastal cottage.

Similarly, the hip roof bungalow with a central, gabled or pedimented dormer, is derived from the bungalow, the coastal cottage and the Colonial Box. It may be a two, three or four bay house. It can be imposing when set on a high basement with plain posts supporting the entablature of the engaged porch like 904 West South Street (#179), 1006 West South Street, (#188); 1030 West South Street, (#195) or 518 South Boylan (#138). It may also appear plainer (414 Cutler, #27, 411 Kinsey), #103 or 1003 West Cabarrus, #8), but no less interesting, by virtue of the height of the roof, dormer and porch treatment. And it may be reduced to a small cottage, like 1100 West Cabarrus (#3) where its thin members and exposed beam ends emphasize the this member frame construction which had made all these possible.

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1112 (#17) and 1114 (#18) West Lenoir Street are essentially the same house, on the periphery of the neighborhood. They represent the simplest variants on the bungalow. From here to the shotgun cottage is but one room removed, for these are still hall and parlor plans. There are a few true shotguns that can be clearly identified in Boylan Heights. Some duplexes exist which in plan are shotgun side by each but the duplex creates a very different appearance and atmosphere.

The bungalow cottage forms are the matrix of Boylan Heights. There are large gambrelled Dutch Colonialized dwellings (502 South Boylan, #14, 912 South West Street, #209, 435 Cutler, #55 and 401 South Boylan, #74) and a few other striking houses with stucco, shingles and brick that have a slightly different flavor. But the wood frame, occasionally shingled, stuccoed story or story and half bungalow is the chief ingredient in this suburb's flavor. The presence of the other house types provide punctuation and contrast which serves to enhance the variety of the bungalow/cottage forms. The red brick school, built in 1926, and somewhat Jacobethan in flavor, provides further contrast in materials and scale. (#108).

As described in the statement of historic significance, Boylan Heights has derived significant protection from its relatively isolated location. A small grocery store on Cutler Street (#177) and a few shops at the top of Boylan Avenue, were early and important additions to the neighborhood. The few businesses along Montford and West Lenoir streets do not significantly detract from the residential ambience, being themselves residential in scale and materials. The most unfortunate events have been those occasions when in the late 1940s and 50s, tract house types have been built as infill. 310 Cutler (#37) and 320 South Boylan (#66) are representative of the scale and materials of that type of dwelling which, although determinedly domestic, intrude on the consistency of the neighborhood. There have been other alterations: aluminum siding and wrought iron have replaced weatherboarding, shingles and boxed or turned posts in a few places but there has been no relentless destruction of the domestic fabric by institutional or commercial intrusions. Today an energetic neighborhood association encourages gentrification and resident ownership.

The essentially pedestrian scale of Boylan Heights, originally established by the sidewalks, streets, trees and service alleys, is still maintained and the wide, curving sweep of Boylan Avenue from Montfort Hall presents an avenue of trees and receding house facades. This sort of grand entry focuses the neighborhood in a way that occurs neither in Glenwood or Cameron Park. Its maturity and simplicity, and its housing stock reflect the original owners and their ambitions--to have a place of quiet and security in the city.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
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Specific dates See individual entries Builder/Architect See individual entries

Statement of Significance (in one paragraph)

Purchased in 1907 by the Greater Raleigh Land Company and platted by the firm of Kelsey and Guild of Boston, Boylan Heights represents the second major documented attempt by the city's controlling interests to accommodate the rapidly growing white middle class of early 20th century Raleigh. Located on a beautiful, forested hillside site and provided with the amenities of water, sewer, sidewalks and a park, Boylan Heights attracted a variety of inhabitants. This is reflected in the architectural fabric which is predominantly large colonial, classical revival and picturesque bungalows with smaller bungalows and cottages on its periphery. With Glenwood and Cameron Park, Boylan Heights offers a great source of information and insight into this historically significant period of urbanization in Raleigh and the state.

Criteria Assessment

Boylan Heights is significant in American history, architecture and culture because the neighborhood possesses integrity of location, setting, representative architectural design and feeling and:

- A. As one of Raleigh's first 20th century suburban neighborhoods, it is associated with the growth of industrialization and urbanization in Raleigh and in North Carolina, events that have made a significant contribution to broad patterns of our history;
- B. The neighborhood's developers, F. K. Ellington and J. Stanhope Wynne, are persons significant in Raleigh and North Carolina's past, being representative of the leaders of the New South;
- C. The neighborhood embodies the distinctive characteristics of a type--suburban popular architecture--and a period--the first decades of the 20th century--that represents a significant and distinguishable entity within the development of the landscape of the City.

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In 1907, the heirs of William Montfort Boylan sold his mansion and its surrounding one hundred and eighty acres on the western outskirts of Raleigh to a land syndicate known as the Greater Raleigh Land Company for \$48,000. The boundaries in the conveyance were the lines of the North Carolina Railroad on the north; the state prison lands on the west; the state asylum grounds on the south; and the city boundary on the east.¹ The syndicate developed one hundred acres for homes and sold the remaining eighty acres adjoining the state penitentiary to the State School for the Blind for \$30,000.² The hilly landscape that the land company intended to plat into the Boylan Heights subdivision had a rich history.

Boylan Heights had been part of a plantation originally owned by Joel Lane, a local planter, who sold a tract of this land to the State of North Carolina in 1792 for the establishment of a permanent state capital. William Boylan, a successful publisher, planter and entrepreneur, purchased Lane's homeplace and land and resided in the original house until his death in 1861. His fortune enabled the Boylan family to live on the property in style which placed them among Raleigh's social elite throughout the nineteenth century. In 1858, Boylan's oldest son, William Montfort Boylan, built an impressive Italianate villa (N.R., Raleigh Historic property) designed by the English architect, William Percival, on a hundred acre tract of property given to him by his father in 1855. The younger Boylan maintained his home and its lands until his death in 1899, but after his widow's death in 1902, the heirs could not come to terms over the division of the estate, so the Boylan villa and land were sold to settle the dispute.³

The Greater Raleigh Land Company was representative of the companies of North Carolina realtors organized in the early 20th century to finance the purchase and the division of large tracts of suburban land. Frank K. Ellington (1870-1925) was president of the company and masterminded the acquisition and the division of several large family estates in Raleigh during his career. In fact, by 1910, Ellington was recognized as one of the state's leading authorities in the real estate business; he was a director of the Greater Raleigh Land Company, the Raleigh Real Estate and Trust Company, and the Suburban Auction Company.⁴ Under his vigorous leadership, the Greater Raleigh Land Company quickly developed Boylan Heights, so that by 1915, Ellington's company had sold all of the lots and dissolved the syndicate. The Raleigh Real Estate and Trust Company had served as the parent corporation for the Boylan Heights venture,⁵ and it also created other major neighborhoods including Roanoke Park and acreage along Garner Road.

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Ellington's chief business associate in 1910 was J. Stanhope Wynne. He had met Wynne in Raleigh while working as a shoe clerk and subsequently joined him in the insurance business. Eventually, the two gentlemen became partners and, in 1899, established the Raleigh Real Estate and Trust Company.⁶ J. Stanhope Wynne (1849-1934) came from a large Raleigh family with influential connections, and as a patrician of the city, he devoted his life to its economic and physical expansion. In addition to his insurance and real estate concerns, he organized the first savings bank and built the first cotton mill. Wynne also involved himself in city politics and served as alderman for many years before he won the mayoral election in 1908 on the Reform ticket. He swept to victory upon a tide of public indignation evoked by a police scandal during the previous administration. After his election, Wynne immediately purged the city government and then began a crackdown on vice in the city, focusing on the operators of a notorious red light district in East Raleigh, who, through bribery, had gained virtual official authorization to run their brothels. Ellington and Wynne were active and influential members of their community, and through business and social organizations such as the Chamber of Commerce, the Capital Club, the Kiwanis Club, and the Carolina Country Club, the men joined with other civic leaders to form a powerful social and economic elite who helped mold the residential and commercial fabric of the city.⁸

An example of their power was manifested in their carefully planned spatial and social composition of Boylan Heights. To create the ideal middle class suburb of 1907, the realtors incorporated restrictive covenants in the deeds of sale that assured the implementation of a plan for both the arrangement of homes and the social make-up of the neighborhood. First, building zones were created in the suburb by clauses in the deeds that placed a minimum value on construction costs, which was determined by the intended location of the house within the subdivision. The most expensive homes, at a value of at least \$2,500, were built near the Boylan mansion on Boylan Drive, the main thoroughfare of the neighborhood. Dwellings built on the secondary streets, such as Kinsey and Cutler were to cost at least \$2,000, and the least expensive homes were built on the streets which made up the outer fringes of the subdivision like Lenoir and South streets.⁹ Secondly, the deeds stipulated that Negroes were forbidden to own property or to live in the neighborhood unless employed as domestic help--thus assuring an all-white suburban development.¹⁰

The realtors' plans established a residential pattern which had a major effect upon the subdivision's early social development. White collar businessmen purchased lots along Boylan Avenue with the wealthier families clustering around the Boylan mansion. During the early years of the neighborhood's existence, Dr. Zebulon M. Caviness lived at Montfort Hall; Frank M. Jolly, a jeweler,

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lived across the street from the mansion; Abraham I. Kaplan, a dairy operator, lived next door to the Caviness family; and down the block were the Guirkin, Mills, Woolcott, Lancaster and York families who were also prosperous, white collar, and self-employed. In contrast, the early inhabitants of Cutler Street were a mixture of modest income white collar and blue collar families represented by occupations such as painters, barbers, clerks, plumbers, and bookkeepers. The outer streets such as Boylan Drive and South Street continued this trend of a diverse mixture of occupational titles among the inhabitants with salesmen, accountants, cashiers, carpenters, grocers, and tanners living on the outer fringe of the neighborhood.¹¹

The planned pattern of growth established for Boylan Heights proved to be successful through the first decades of the subdivision's existence. In fact, enough young families lived in the neighborhood by 1926 to warrant the construction of a public elementary school. The Boylan Heights Improvement Association, comprised all the residents of the neighborhood, about two hundred families,¹² sold Boylan Springs Park to the City for the purpose of establishing a school for their children. The presence of so many young families pointed to a rosy future for the subdivision as long as conditions remained stable.

Several events shattered the plan Ellington and Wynne had successfully implemented for the neighborhood. The Great Depression caused many aspiring blue collar families to lose their homes and many of the white collar families had to sell out or divide their homes into apartments in order to hold onto their property.¹³ As the economy began to recover in 1935, many of the white collar families moved to newer, more fashionable neighborhoods like Hayes Barton. An indication of the competitive pressure of Hayes Barton can be found in the City's decision to leave Boylan Heights out of a new school district created in 1929 when Needham Broughton High School was completed. The new high school added impetus to the exodus of white collar families because the high school was convenient to the new neighborhoods and many parents felt the new school would provide their children with better preparation for college work than the Hugh Morson High School in the inner city, to which the Boylan Heights children were assigned.¹⁴

Absentee landlords became prevalent during the 1940s, and, by 1948, the social composition of the community had become almost entirely blue collar. Even Boylan Avenue, which had been home for many of Raleigh's young businessmen, became a working class street. Montfort Hall, the grandest dwelling in the neighborhood, became an apartment soon after Rufus Coburn's death in 1948.¹⁵ During the 1950s, Boylan Heights stabilized as an entirely working class neighborhood with many of the larger homes serving as apartments. By the end of the decade, the neighborhood once again began a decline because many of the surviving homeowners were widows or elderly couples and, as they died, the property stood vacant or was bought by rental agents. Vacant, ramshackled homes grown over with weeds dotted the subdivision and became a common sight in the neighborhood.¹⁶

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Today, Boylan Heights has begun to experience an influx of young urban homesteaders who hope to revitalize the neighborhood. However, one nagging problem has yet to be resolved. The neighborhood has not fit into the spatial layout of the city since its inception and remains a residential pocket in the western district of the city. In part, this problem can be traced to William Montfort Boylan's refusal to allow any encroachment upon his part of his father's plantation, forcing the City Council to build its western streetcar lines around the property. In addition, the penitentiary and state asylum grounds on the west and south of the subdivision have formed constrictive boundaries which helped retard the integration of the neighborhood into the city's transportation system. The advent of motorized travel only increased the need for better communicative roads, and access to Boylan Heights has continued to be inadequate.¹⁷ However, once the problem is solved, a varied collection of bungalows and colonial revival dwellings, which dominate the landscape of Boylan Heights, might be adaptively restored to produce a vibrant urban housing development.

The historical significance of Boylan Heights can be summarized by three statements. First, the neighborhood is a fine example of an early 20th century suburb that remains essentially intact. Secondly, the architectural fabric of Boylan Heights reflects the tastes and values of the expanding middle class in the capital and as such is an important cultural artifact. Finally, as a case study of the larger phenomenon of the city's suburban development, it manifests both the business methods and the plans devised by civic and business leaders to influence the direction of the state's urban development.